

# Preliminary Assessment Report

## Project 3020563, 1001 JOHN ST

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**Assessment Completed:** 5/20/2015

**Project Description:** SEPA/EDG - Land Use application to allow a 40 story structure containing 450 residential units, retail and approx. 315 parking spaces. Existing structure to be demolished

**Primary Applicant:** [Craig Belcher](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Department of Planning and Development (DPD) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with DPD. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

#### DPD Drainage Requirements

Joseph P Berentsen, (206) 684-8613, [Joe.Berentsen@seattle.gov](mailto:Joe.Berentsen@seattle.gov)

#### DPD Land Use Requirements

Branin Burdette, (206) 733-9694, [branin.burdette@seattle.gov](mailto:branin.burdette@seattle.gov)

#### Seattle City Light Requirements

Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

#### Seattle Department of Transportation Requirements

Sailaja Tumulus, (206) 684-7660

#### Seattle Public Utilities Requirements

Jim Mahady, (206) 684-5950, [Jim.Mahady@seattle.gov](mailto:Jim.Mahady@seattle.gov)

#### Water Availability

SPU Staff, (206) 684-3333, [SPUWaterAvailability@Seattle.Gov](mailto:SPUWaterAvailability@Seattle.Gov)

### Other Resources

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [DPD](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

## Requirements

### **DPD Drainage Requirements**

The following requirements are based on the current stormwater and side sewer codes.

#### **Existing Public Drainage Infrastructure**

Storm drainage main location: Terry Ave.

Storm drainage main size: 12" Diameter

Combined sewer main location: Terry Ave.

Combined sewer main size: 8" Diameter

#### **Drainage**

The drainage point of discharge (SMC 22.805.020) is located at: Combined sewer.

#### **Flow Control Compliance**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. A completed [Construction Stormwater Control and Soil Amendment Standard Plan](#) is required.

Parcel-based projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure (bioretention cells, green roofs, permeable pavement, rainwater harvesting, etc.) to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible per SMC 22.805.020.F. and [Director's Rule 15-2012](#).

Flow control standards must be first met by utilizing green stormwater infrastructure to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using green stormwater infrastructure. Refer to [DR 17-2009](#). Submit a [Green Stormwater Requirement Calculator](#) along with additional flow control documentation.

For more information see: <http://www.seattle.gov/dpd/codesrules/codes/stormwater/default.htm>

This project site discharges to a **Public Combined Sewer** (SMC 805.050.A.5). Based upon the information provided on the Preliminary Application Form pertaining to land disturbing activity and existing and proposed impervious surfacing, this project shall **provide flow control meeting the Peak Flow Control Standard per SMC 22.805.080.B.4.**

The post-development peak flow with a 4% annual probability (25-year recurrence flow) shall not exceed 0.4 cubic feet per second per acre. Additionally, the peak flow with a 50% annual probability (2-year recurrence flow) shall not exceed 0.15 cubic feet per second per acre.

Projects with less than 10,000 sf new plus replaced impervious surface can use the [Pre-Sized Flow Control Calculator](#) in lieu of continuous modeling.

#### **Water Quality**

No requirements

#### **Wastewater**

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#).

#### **Permanent and Temporary Dewatering**

Per SMC 21.16.110, the proposed project requires a separate side sewer permit for temporary dewatering based on the following: excavation greater than 12 feet deep.

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following: Combined system.

## **DPD Land Use Code Requirements**

### **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

#### **JOHN ST**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

Grading to future ROW grade. See <http://www.seattle.gov/transportation/gradesheetintro.htm>

New structures must be designed to accommodate right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at <http://www.seattle.gov/transportation/gradesheetintro.htm>

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found [here](#).

#### **TERRY AVE N**

Pavement could be required to be installed or widened in the portion of right-of-way abutting this lot.

Curbs will be required to be installed in the portion of right-of-way abutting this lot.

A concrete sidewalk will be required to be installed in the portion of right-of-way abutting this lot.

Drainage may be required to be installed in the portion of right-of-way abutting this lot. Please contact SDOT for more information.

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

<http://www.seattle.gov/transportation/treeplanting.htm>.

### **Land Use**

Based on the project scope. SEPA may be required. See DPD Director's Rule 12-2012 for more details (<http://web1.seattle.gov/dpd/dirrulesviewer/>).

Design Review is required; see CAM 238 for more details. Departures from development standards should be identified as early as possible in the application process.

This project will require a "Standard Transportation Study", which will need to be submitted at the intake appointment for the permit application. Please refer to Director's Rule 8-2012, which describes the required content for the study and how to apply for an exemption to this requirement. Your permit application will not be accepted unless the study is provided, or unless a Transportation Study Exemption has been granted.

### **Other Requirements**

A presubmittal conference is required before to submitting an application. Details for preparing and submitting a presubmittal request form can be found at our Web site ([http://www.seattle.gov/dpd/Publications/Forms/Building Permits/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permits/default.asp)).

Since your development proposal includes alteration or demo of a 50+ year old structure, you are required to submit a "referral" to the Historic Preservation Program at Department of Neighborhoods (DON). DON staff will review the eligibility of the structure as a landmark. This determination must be made before you can schedule an intake appointment for your project.

Please see Client Assistance Memo 3000 titled "DPD and DON Referral Process for Determining Landmark Eligibility" (pages 3-4). Your referral application should include a response to the "Appendix A of the Interdepartmental Agreement" on page 6 of the CAM. The referral information should be sent to "Karen Gordon, City Historic Preservation Officer, Department of Neighborhoods, PO Box 94649, Seattle, WA 98124".

Once the DON staff review the information contained in your referral, one of the following three determinations will be made:

- 1) The building appears to be ineligible as a landmark and no further Department of Neighborhoods review is required. You may schedule your intake appointment.

- 2) The subject building appears to be eligible and a Landmark Nomination application must be submitted to the DON Historic Preservation Program. This application and determination must occur before DPD permit intake since the outcome of this landmark nomination decision may affect the design or feasibility of your project.
- 3) The subject building/site is determined to be a designated City Landmark. A Certificate of Approval from the Landmarks Preservation Board is required for changes proposed to the designated features of the Landmark. You will need provide a copy of your application for a Landmark Certificate of Approval prior to permit intake. No DPD permit will not be issued until the Certificate of Approval has been issued.

## **Seattle City Light Requirements**

### **Street/Alley Requirements**

#### **TERRY AVE N**

Clearance from Structures: 10-ft horizontal clearance is required between power lines and any part of the permanent structure. Vertically, 12.5 to 13.5 feet is required depending on access to pedestrians. Additional clearance is highly recommended to account for future building maintenance. Review DPD TIP 122, Electric Utility Clearance Requirements, and SCL Construction Guideline D2-3

(<http://www.seattle.gov/Light/engstd/Docs/ConStd/d23.pdf>). Transmission lines require greater clearance.

Changes to SCL's system to meet clearances are done at the project's expense. There are overhead high voltage lines along Terry Ave N.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along Terry Ave N.

An SCL engineer will require scaled building elevation drawings to determine clearances. Please submit an extra set of plans at DPD intake.

Your project is located in a Seattle City Light Network area. Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building or below grade vaults exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults or pads. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service service size and voltage details.

### **Conservation**

Energy Smart Services. Seattle City Light offers energy conservation grants for large new construction projects designed to exceed the energy efficiency requirements of the Seattle Energy Code. Contact Seattle City Light early in the design process to receive free energy analyses and funding estimates by utility staff, and funding for whole-building energy analysis by private sector consultants. The program is win-win. Tenants and buyers are attracted by reduced operating costs, while the project developers benefit from additional LEED points and grants to help offset increases in construction costs. The utility meets load growth through an investment that is less expensive than building new generating facilities. Designers are better able to promote the economics of cutting edge designs. Call (206) 684-3254 today to take advantage of this opportunity.

### **Notes to Applicant**

For new service, please contact the Electrical Service Engineer for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. An Application for Electrical Service must be submitted to Seattle City Light. The Electrical Service Engineer should also be contacted to coordinate electrical disconnections prior to demolition and temporary power for construction. Your Electrical Service Engineer is: Ben Rushwald, 206-733-9830, benjamin.rushwald@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## **SDOT Requirements**

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for

these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

## **SDOT Permitting Information**

Initial Review Deposit: \$2,500

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). A 60% complete street improvement plan (SIP) must be approved by SDOT prior to your DPD construction intake appointment. SIP Design Guidance is required for 60% complete SIP approval; apply early. Please visit SDOT's Street Use website at:

[http://www.seattle.gov/transportation/stuse\\_sip.htm](http://www.seattle.gov/transportation/stuse_sip.htm) to obtain SDOT Client Assistance Memos (CAMs) and application materials to assist in developing your street improvement plan (SIP).

## **Street Improvement Requirements**

### **JOHN ST**

All improvements on private property must accommodate the right of way elevation at the property line using the standard cross-section in the ROWIM. Right of way grading may be required to provide vehicular and pedestrian access that meets the standard cross-section.

New/replacement driveway: If there is a concrete curb in front of the project, the Street Use curb cut permit is issued by DPD. If there is not a concrete curb in front of the project, a Group 2 Street Use permit must be issued by Street Use. Refer to Standard Plan 430 for driveway curb cut standards.

### **TERRY AVE N**

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.

All improvements on private property must accommodate the right of way elevation at the property line using the standard cross-section in the ROWIM. Right of way grading may be required to provide vehicular and pedestrian access that meets the standard cross-section.

New/replacement sidewalk: See Seattle Right of Way Improvements Manual (ROWIM) as well as the City of Seattle Standard Plan 420, 421 and 422.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

New/replacement driveway: If there is a concrete curb in front of the project, the Street Use curb cut permit is issued by DPD. If there is not a concrete curb in front of the project, a Group 2 Street Use permit must be issued by Street Use. Refer to Standard Plan 430 for driveway curb cut standards.

New/replacement curb ramps: See City's Standard Plans 422 and the current ADA requirements.

Street drainage collection may be required when street improvements are installed. See Seattle Right of Way Improvements Manual (ROWIM) section 4.17.

## **SPU Requirements**

### **Flow Control Compliance**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

Roadway projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Flow control standards must be first met by utilizing green stormwater infrastructure to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using green stormwater infrastructure. Refer to DR GSI to MEF and DR Vol.3.

### **Water Availability**

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20150857

Water Availability Certificate status: Approved with No Changes

Prepared by: SunHee Zajdel

### **Existing Water System Information**

Proximity of nearest fire hydrant is: 190 feet N of property. Meets standards.

Water Main:

Size: 8 inches	Material: Cast Iron	Class: A
- Standard		
- Abutting		

Water Main is available to serve in: Terry Avenue N

Distance of main to E margin of street is 28 feet.

Public ROW width is 75 feet.

Water Service(s):

Size: 6"	Material: Other/unknown
Size: 4"	Material: Other/unknown
Size: 1.0"	Material: Copper

## **Other Requirements**

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your DPD intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our DPD intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).